



Delegated Report

Householder Planning Application

Planning Application No: 20220977

Location: 12 Ariel Close Gravesend Kent DA12 4ND

Description: Demolition of existing porch and garage and erection of replacement porch and garage with first floor side extension.

Applicant: Mr Robert Eldridge

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 25/08/2022;
OS Plan;
Drawing Number W00: (Block Plans – Existing and Proposed);
Drawing Number W008R: (Side Elevation – Existing);
Drawing Number W0010R: (Ground Floor Plan - Existing);
Drawing Number W0012R: (First Floor Plan – Existing);
Drawing Number W002R: (Front Elevation – Existing);
Drawing Number W004R: (Side Elevation 2 – Existing);
Drawing Number W006R: (Rear Elevation – Existing);
Drawing Number W001R: (Front Elevation – Proposed);
Drawing Number W003R: (Side Elevation 2 – Proposed);
Drawing Number W005R: (Rear Elevation – Proposed);
Drawing Number W007R: (Side Elevation – Proposed);
Drawing Number W009R: (Ground Floor Plan – Proposed); and
Drawing Number W0011R: (First Floor Plan – Proposed);

Relevant Planning History

Reference	Description	Decision	Decision Date
20220111	Demolition of existing porch and garage and erection of replacement porch and garage with first floor side extension	Refused	28.04.2022
20150301	Single storey rear extension with a maximum depth of 3.6 metres, maximum height of 3.8 metres and eaves height of 2.6 metres.	HPRIOR - Prior Approval not Required	02.06.2015
19540471	Composite development of land	Permitted	05.06.1957

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Consultees

GBC – Highways Officer

I have no objections there is adequate car parking in the front garden.

Neighbouring properties

Six surrounding properties were consulted and no responses were received. The consultation period ended on 20th October 2022.

Preliminary Matters

A previous application was submitted for the demolition of existing porch and garage and erection of replacement porch and garage with first floor side extension under application 20220111. The application was refused on the below grounds:

The proposed extension is fails to constitute good design and will result in a bulky addition which is not subservient to the host dwelling and out of keeping with the character and appearance of the layout of the residential properties in the surrounding area. The proposal is therefore considered to

be contrary to the requirements of CS19 of the Gravesham Local Plan Core Strategy 2014, and SPD4 - Householder Extensions/Alterations Design Guide (2021).

The proposed extension will result in substandard amenity space for future occupiers. The proposal would therefore fail to provide a high standard of amenity for future users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 127f of the National Planning Policy Framework 2021.

The current proposal looks to overcome these issues.

Officer's Analysis

Design, Character and Appearance

12 Ariel Close is two storey semi-detached house in use as a single family dwelling and located on the Eastern side of the highway. The property has been extended to the rear for which there is a prior approval permission for a 3.6m deep extension.



The application proposes the demolition of the existing porch and garage and the erection of a replacement porch and garage with a first floor side extension.

The existing porch will be replaced with a new porch which will project a total of 1.77m with an overall height of approx.3.2m. The porch will be finished with a mono pitch roof. The proposed garage will also be extended in line with the porch and will share the same roof, the garage will be finished with an up and over door and both the porch and garage will be built with materials to match the host dwelling.

The proposed replacement porch and garage are not excessive in size or bulk, will be constructed using appropriate materials to match existing and will have no impact on the street scene and is therefore in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

To the first floor there will be an extension to allow for the creation of a bedroom and a craft room. The extension will project approx 2.7m from the existing flank elevation, and span approx 9.5m across. There will be a window in the front and rear elevation to serve the bedroom and craft room and a further window in the northern elevation which will serve as an additional window for the craft room. The proposed extension will be built with materials to match the existing house.

The proposed extension will be set back 1.15m from the front elevation of the existing house and will be set down from the main roof ridge by 0.4m. The application also proposes an additional rear projection to be

built with a extruded gable form to the rear. This will project 3.27m from the rear elevation, in line with the existing rear extension.

The proposed first floor side extension is not deemed to be excessive in size or bulk, will be constructed using appropriate materials to match existing and will have no impact on the street scene. Therefore, the side extension and open porch are in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

Overall, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the NPPF (2021).

Amenity of Future Occupiers

Although it is noted that the craft room shown on the proposed floors plans could potentially be used as a fourth bedroom, the application will be determined as a three-bedroom property, as shown on drawing Number W0011R: (First Floor Plan – Proposed).

The development will safeguard the amenity of future occupiers. All rooms provided accord with those set out in the RLG. Therefore, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

The garden area complies with the recommendations for a three-bedroom property within Gravesham's Residential Layout Guidelines (RLG) (2020) with a post development area of 60.4m². The post development depth of the garden measures at 9.21m, just below the recommended 10m and it would be unreasonable to refuse the application on this alone.

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The proposed extensions are not liable to impact the light or outlook to the adjoining property known as No.14 Ariel Close. The proposed first floor window in the flank elevation serving the craft room is to be obscure glazed, as detailed on drawing number W007R: (Side Elevation – Proposed) and will therefore not effect the privacy of the adjoining property.

The proposal is not liable to impact light levels to 10 Ariel Close due to the path of the sun and the privacy of this property is maintained as there are no windows proposed in the flank elevation. In terms of outlook the proposal is not liable to result in material harm, the first floor flank elevation at No.10 appears to serve a landing and the second window at first floor level in the rear elevation appears to serve a bathroom.

Therefore, the proposal would not affect neighbouring amenity in terms of loss of light, privacy, outlook or cause a sense of enclosure and therefore is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Parking and Highways

The Highways officer does not object to this proposal and given the current hardstanding and dropped kerb there is adequate off road parking provision.

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have not have a detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	25th October 2022	Dated:	27th October 2022